



DAVID E. JANSSEN
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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July 31, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: ACCEPTANCE OF TRACT NO. 53235
UNINCORPORATED CHATSWORTH AREA
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Make findings as follows:
 - a. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code.
 - b. That this project will not violate any of the provisions of Sections 66474, 66474.1, and 66474.6 of the State Subdivision Map Act.
 - c. That the development of the property, in the manner set forth on the proposed division of land, will not unreasonably interfere with the free and complete exercise of any public entity and/or public utility rights of way and/or easements within the proposed division of land pursuant to Section 66436(a)3A(i-viii) of the State Subdivision Map Act.

2. Approve the final map for Tract No. 53235.
3. Accept grants and dedications as indicated on said final map.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The subdivision of land is regulated by State law and local ordinance. Once the subdivider obtains County approval of a tentative map and complies with the tentative map conditions of approval the final map is recorded.

Section 66458(a) of the State Subdivision Map Act requires approval of a final map if it is found to be in substantial compliance with a previously approved tentative map/conditions of approval. Our review indicates that this final map is in substantial compliance with the tentative map and conditions of approval that were approved September 14, 2004.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Organizational Effectiveness (Goal 3) by coordinating with other departments to ensure that this final map is in compliance with all conditions of the previously approved tentative map.

FISCAL IMPACT/FINANCING

The lots created by the recordation of this final map provide additional property tax revenue.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Prior to recordation, approval of the subject final map by your Board is required per the State Subdivision Map Act and Title 21 of the Los Angeles County Code.

The subject final map has been reviewed by the Department of Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the Subdivision Map Act. Our review indicates that all State and local provisions and legal requirements have been met on this final map.

All Agreements and improvement securities, which were required as a condition of the subdivision, have been accepted on behalf of the County by the appropriate official.

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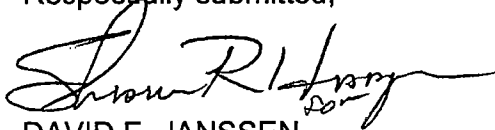
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No adverse impact.

CONCLUSION

Please return one adopted copy to the Department of Public Works, Land Development Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David E. Janssen", with a stylized flourish at the end.

DAVID E. JANSSEN
Chief Executive Officer

DEJ:DLW
DH:ca

c: County Counsel